



## SAN FRANCISCO PLANNING DEPARTMENT

To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: CASE NO. 2006.1106E: 222 SECOND STREET, SAN FRANCISCO  
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below, has been issued by the Planning Department. The NOP/Notice of Public Scoping Meeting is either attached or is available upon request from **Sarah Jones**, whom you may reach at (415) 575-9034 or at the above address. It is also available online at [http://www.sfgov.org/site/planning\\_index.asp?id=37672](http://www.sfgov.org/site/planning_index.asp?id=37672). This notice is being sent to you because you have been identified as potentially having an interest in the project or the project area.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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San Francisco, CA 94102

REFERENCE BOOK

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is located on the southwest corner of Second Street and Howard Street (53), on the block bounded by Second Street, Howard Street, and the Financial District. The project sponsor, Tishman Speyer, is constructing a 25-story, 350-foot-tall office tower containing approximately 430,700 sq ft. The project would also include retail space and enclosed public space at the street level, as well as outdoor open space at grade level. The project is a LEED (Leadership in Energy Efficient Design) Gold rated building.

It is determined that an EIR must be prepared for the proposed project prior to the City's approval of the project. The purpose of the EIR is to provide information on the significant physical environmental effects of the proposed project, to identify significant effects, and to describe and analyze possible alternatives to the proposed project. The NOP or EIR does not indicate a decision by the City to approve or to disapprove the project prior to making any such decision, the decision makers must review the information contained in the EIR.

A **PUBLIC SCOPING MEETING** on Wednesday, June 6, 6:00 p.m., at 222 Second Street. The purpose of this meeting is to receive oral comments to the project and to review the scope and content of the environmental impact analysis. Written comments will also be accepted until the close of business on June 13, 2007. Written comments should be sent to Paul Maltzer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact Sarah Jones at (415) 575-9034.

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A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below, has been issued by the Planning Department. The NOP/Notice of Public Scoping Meeting is either attached or is available upon request from Sarah Jones, whom you may reach at (415) 575-9034 or at the above address. It is also available online at [http://www.sfgov.org/site/planning\\_index.asp?id=37672](http://www.sfgov.org/site/planning_index.asp?id=37672). This notice is being sent to you because you have been identified as potentially having an interest in the project or the project area.

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415.558.6409

Planning  
Information:  
415.558.6377

**Project Description:** The project site is located on the southwest corner of Second Street and Howard Street (Assessor's Block 3735, Lot 063), on the block bounded by Second Street, Howard Street, Hawthorne Street, and Folsom Street, in the Financial District. The project sponsor, Tishman Speyer Properties, proposes to construct a 25-story, 350-foot-tall office tower containing approximately 430,700 square feet of office space. The project would also include retail space and enclosed public space at the ground floor, and two levels of sub-grade parking containing 50 parking spaces (which would accommodate about 75 vehicles with valet parking), as well as small areas of outdoor open space at grade level. The proposed building would be a LEED (Leadership in Energy Efficient Design) Gold rated building.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on **Wednesday, June 6, 6:00 p.m.**, at the **Marriott Courtyard, 299 Second Street**. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Written comments will also be accepted until the close of business on **June 18, 2007**. Written comments should be sent to Paul Maltzer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact Sarah Jones at (415) 575-9034.

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF  
PUBLIC SCOPING MEETING

<b>Date of this Notice:</b>	May 19, 2007	
<b>Lead Agency:</b>	San Francisco Planning Department 1650 Mission Street, 4th Floor, San Francisco, CA 94103	
<b>Agency Contact Person:</b>	Sarah Jones	<b>Telephone:</b> (415) 575-9034
<b>Project Title:</b>	2006.1106E: 222 Second Street	
<b>Project Sponsor:</b>	Tishman Speyer Properties LP	
<b>Contact Person:</b>	Steve Gallagher	<b>Telephone:</b> (415) 344-6269
<b>Project Address:</b>	222 Second Street	
<b>Assessor's Block and Lot:</b>	Assessor's Block 3735; Lot 063	
<b>City and County:</b>	San Francisco	
<b>Project Description:</b>	See attached.	

A PUBLIC SCOPING MEETING will be held pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206 to receive oral comments concerning the scope of the EIR. The meeting will be held on June 6, 2007 at 6:00 p.m. at the Marriott Courtyard, 299 Second Street. Please see the attached for more information.

Written comments on the scope of the EIR will be accepted until the close of business on June 18, 2007.

Written comments should be sent to Paul Maltzer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Documents relating to the proposed project are available for review, by appointment, at the Planning Department's Major Environmental Analysis office, 1650 Mission Street, Suite 400. Please call Sarah Jones at (415) 575-9034.

**State Agencies:** We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. Thank you.

May 17, 2007  
Date

  
Paul E. Maltzer, Environmental Review Officer



## PROJECT DESCRIPTION

The project sponsor, Tishman Speyer Properties, proposes to construct a 25-story, 350-foot-tall office tower containing approximately 430,700 square feet of office space. The project would also include retail space and an enclosed public “plaza” space at the ground floor, and two levels of sub-grade parking containing 50 parking spaces (which would accommodate about 75 vehicles with valet parking). Outdoor open space at grade would also be provided. The building would be constructed to the standards required for a LEED (Leadership in Energy Efficient Design) Gold rating.<sup>1</sup>

### *Project Location and Site Characteristics*

The project site, located on the southwest corner of Howard and Second Streets in what is becoming known as the South Financial District,<sup>2</sup> is within the C-3-O (SD) Downtown Office (Special Development) District, on Assessor’s Block 3735, Lot 063. Most of the project site is within the 350-S height and bulk district (350-foot height limit; bulk limits for base, lower, and upper towers per San Francisco *Planning Code* Section 270(d)), although the northwest corner of the site is within a 150-S height and bulk district, which has a height limit of 150 feet. The C-3-O district is described in *Planning Code* Section 310.3 as consisting primarily of high-quality office development focusing on finance, corporate headquarters, and service industries, and serving as an employment center for the region. It permits office uses and retail sales and personal services uses. The Special Development (SD) designation (*Planning Code* Section 248) constrains development at densities above the base floor area ratio; additional density is allowable only if there is a commensurate reduction in the allowable density of development on other sites in the downtown by the transfer of development rights (TDR) from eligible sites. The C-3-O (SD) District permits a base floor area ratio (FAR) of 6:1; a maximum FAR of 18.1 is permitted with TDR. The project site is located adjacent to the southern edge of the New Montgomery/Second Street Conservation District.

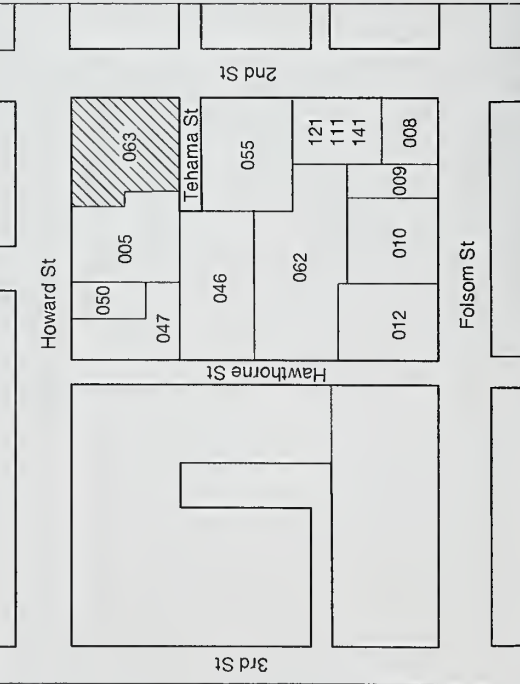
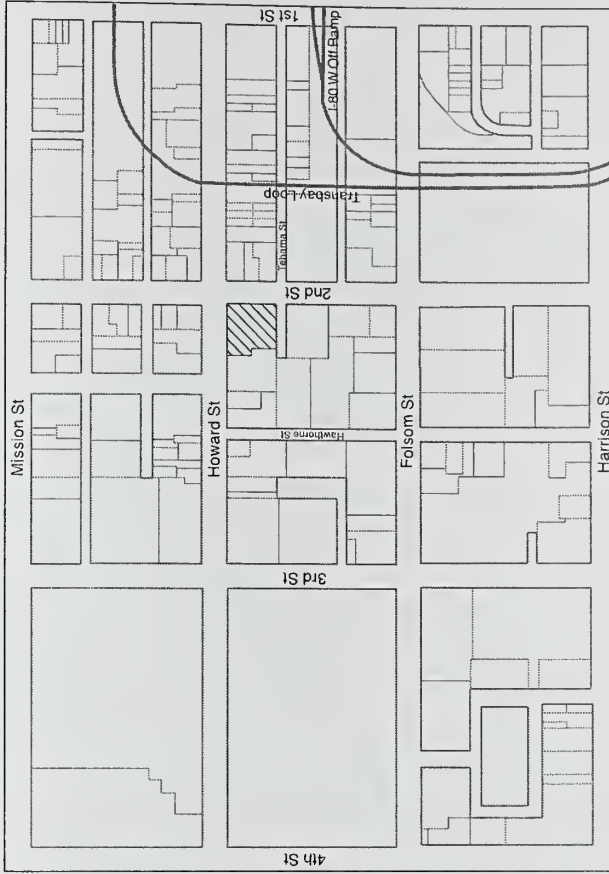
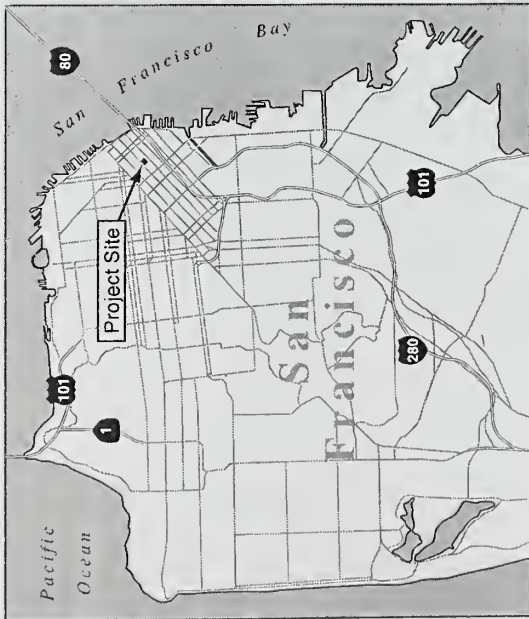
The 23,925-square-foot project site is generally square, except where the western property line jogs eastward by 20 feet at the southwest corner of the lot. The site, which has frontages on Second, Howard, and Tehama Streets, is currently occupied by a surface parking lot. There are no buildings on the project site, nor are there any trees or other vegetation on the site. Figure 1 shows the project location and project site.

Elevation at the project site ranges from 23 feet above sea level at the south side, along Tehama Street, to 15 feet above sea level at the north side, along Howard Street. The project vicinity is relatively flat and level northward to the financial district and rises in elevation southward towards Rincon Hill, which begins its slope upward at Howard Street and rises to over 100 feet in elevation less than one-half mile

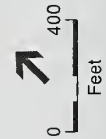
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<sup>1</sup> Information about the LEED rating system can be obtained at <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>, accessed on April 30, 2007.

<sup>2</sup> Consistent with San Francisco practice, Market Street and streets parallel are considered east-west streets. Thus, Howard Street runs east-west, and Second Street runs north-south.



Project Site	Lot Number	Assessor's Block
	063	3735



SOURCE: ESA

from the project site to the southeast. Development in the vicinity of the project site consists primarily of office space above ground-floor retail stores, and there are numerous office uses within the site vicinity. Two relatively new mid-rise residential buildings are within a block of the site, at 199 New Montgomery Street at Howard, and at 246 Second Street, on the project block. The Transbay Transit Terminal is two blocks northeast of the project site, and the Moscone Center and Yerba Buena Center are one block west of the site.

### *Project Characteristics*

The proposed 25-story project would have office uses on floors two through 25 and approximately 2,800 square feet of retail space on the ground level. The ground floor would also contain approximately 8,700 square feet of enclosed publicly accessible “plaza” space, the building lobby, tenant-only common space, a loading dock with two off-street freight loading spaces, and building service space. The main pedestrian entrance to the building lobby would be at the center of the Second Street frontage, with additional entrances along Howard Street and Tehama Street. Vehicle access to the proposed below-grade parking would be via a two-way ramp from Howard Street, at the northwest corner of the project site. Freight loading access would be from Tehama Street. Figure 2 depicts the proposed ground floor plan.

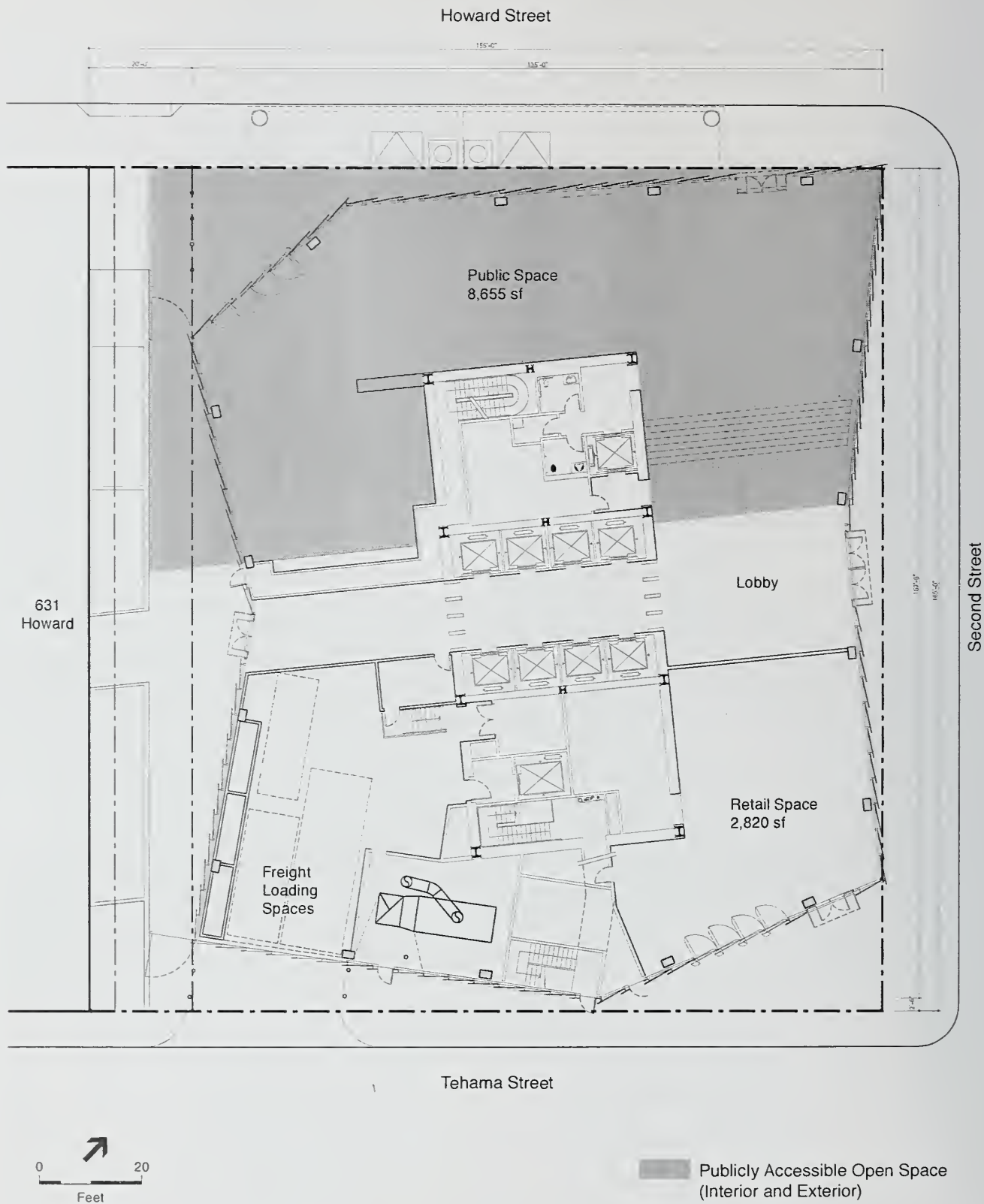
As can be seen in Figure 2, the proposed building would be an irregularly shaped, eight-sided polyhedron in plan view, and would occupy approximately 73 percent of the project site. The portions of the site not built upon would be devoted to outdoor seating areas and open space (at the northwest corner of the building, along portions of the Howard and Tehama Streets frontages, and at the main pedestrian entrance), an outdoor terrace connected to the ground-floor tenant common space, mechanical space, and the garage entry. The project’s proposed retail component would occupy the ground floor at the corner of Second and Tehama Streets.

The building would contain approximately 526,000 square feet of gross floor area, with 430,632 square feet of office space measured in accordance with the *Planning Code*. A total of 8,613 square feet of publicly accessible open space would be required to meet the *Planning Code* requirement of one square foot per 50 square feet of gross floor area in the C-3 Districts.<sup>3</sup> Table 1 summarizes the characteristics of the project.

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<sup>3</sup> The proposed enclosed public space on the ground floor would be counted toward the project’s compliance with the public open space requirement.





SOURCE: Heller Manus Architects

222 2nd Street (206337)

**Figure 2**  
Ground Floor Plan



TABLE 1: PROJECT CHARACTERISTICS

	(Square Feet)	(Gross Sq. Ft.) <sup>a</sup>
Office	448,320	430,630
Retail	2,820	2,820
Lobby/Loading Dock	15,860	0
Parking	47,579	30,144
Mechanical	11,635	0
<b>Total</b>	<b>526,214</b>	<b>430,632</b>

Parking Spaces (Valet Capacity)	50 (75)
Loading/Service Vehicle Spaces <sup>b</sup>	2/4
Height of Building	350 feet plus mechanical
Number of Stories	25
Publicly Accessible Open Space	8,655

<sup>a</sup> Measured in accordance with *Planning Code* Sec. 102.9.

<sup>b</sup> *Planning Code* Section 153(a)(8) allows the substitution in C-3 Districts of two service vehicle spaces for each required off-street freight, provided that a minimum of 50 percent of the required number of spaces are provided for freight loading.

About 30,150 square feet of parking would be provided in two basement levels beneath the project site, with access provided via a two-way driveway from Howard Street at the northwestern corner of the project site (see Figure 2). The basement levels would include a total of 50 marked parking spaces, with capacity for approximately 75 vehicles with valet parking operation and 52 stalls for bicycle parking, which would meet the requirement of *Planning Code* Section 155.4(d). The proposed floor area devoted to off-street parking would be less than the maximum permitted of seven percent of building gross floor area. Three off-street loading spaces would be provided on Tehama Street, which would not meet the *Planning Code* requirement under Section 152.1 (see Approvals Required, below).

As proposed, the project would be a tower of essentially the same bulk from the top of the building base to the topmost parapet, with irregular setbacks from the property lines and Second, Howard, and Tehama Streets, as depicted in Figure 2. The project would therefore exceed the bulk limits established in *Planning Code* Section 270(d) for floor plates and horizontal dimensions of the tower.

The project would be clad in an energy efficient insulated glass unit curtain wall, with vertical glass fins that would be intended to partially shade the curtain.

It is anticipated that the proposed project would be constructed atop a mat foundation. Excavation for the basement level parking garage and the foundation would require removal of approximately 240,000 cubic yards of soil.

Project construction would take about approximately 21 months, and occupancy is anticipated in late 2009. Construction costs are currently estimated at approximately \$100 million. The project architect is Thomas Phifer and Partners of New York, in association with Heller Manus of San Francisco.

## *Approvals Required*

The proposed project's office and retail uses are principal permitted uses in the C-3-O (SD) District.

The project sponsor would request approval of 210,400 square feet of TDR to be consistent with the existing 18:1 FAR permitted with TDR and 350-foot height limit.<sup>4</sup>

The project would require Planning Commission review and approval under Section 309, because the project would exceed 50,000 gross square feet and because the sponsor seeks exceptions, pursuant to Section 309, to the following *Planning Code* sections: ground-level wind current requirements (Section 148), if it is determined that the project would not reduce existing exceedances of the pedestrian wind speed criterion; freight loading requirements (Section 161(i)), because the project would provide fewer than the required number of off-street loading spaces; and bulk requirements (Section 270), because the project would exceed bulk limits above the building's base. Section 309 also permits the imposition of certain conditions in regard to such matters as a project's siting and design; view, parking, traffic and transit effects; energy consumption; pedestrian environment; and other matters. The proposed project would also be subject to review and approval pursuant to *Planning Code* Section 321 (Office Limit) and Section 295, concerning shadow impacts.

## **PUBLIC SCOPING MEETING**

The Planning Department is holding a **PUBLIC SCOPING MEETING** on:

Wednesday, June 6, 2007  
Marriott Courtyard  
299 Second Street  
(Corner of Second and Folsom Streets)  
6:00 p.m.

The purpose of this meeting is to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Each member of the public will be given three (3) minutes to comment and offer testimony for consideration. Written comments will also be accepted at the meetings and until the close of business on **June 18, 2007**.

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<sup>4</sup> The building footprint would not extend into the portion of the site that has a 150-foot height limit.



